

CommunityInvestmentsPlan... a Framework for the Future, 2015-2035

A New Comprehensive Plan for Wichita-Sedgwick County "Our priorities, our investments, our future"

Wichita City Council and Plan Steering Committee Workshop
Plan Development Progress Report

February 25, 2014







Why This Initiative?



- Required by State to:
 - Guide spending on public infrastructure and facilities (see K.S.A. 12-747(b) handout)
 - Authorize Wichita-Sedgwick County land development approvals
- Current 1993 joint comprehensive plan is outdated ... new era of diminishing resources, fiscal constraint and rising costs of maintaining our public assets
- New plan policies will focus on maximizing return on public investment and minimizing future risks to our community







Trends & Challenges - 2013 to 2035



Our infrastructure investment decisions and our future growth will be influenced by important trends & challenges ...

Demographic Shifts -

- Aging population
- Fewer households with children and the rise in single-person households
- Long-term Wichita & Sedgwick County population growth rates of less than 1%







Trends & Challenges - 2013 to 2035



Our infrastructure investment decisions and our future growth will be influenced by important trends & challenges ...

Fiscal/Economic Issues -

- Diminishing state and federal funding
- Rising fuel/energy prices
- Slowing revenues and rising costs of maintaining existing public assets
- Slowing job and employment growth rates
- Decades of under-investment in infrastructure maintenance ... 38% of Wichita's infrastructure is in 'deficient/fair' condition:
 - Ongoing Wichita Infrastructure Depreciation/Replacement Costs
 - \$180 million annually (currently investing approx. \$78 million)
 - Cost to Bring Existing Deficient Infrastructure Up to Standards
 - additional \$45-55 million needed annually







Trends & Challenges - 2013 to 2035

Current Gap Between Wichita's 2013-2035 Infrastructure Needs & Wants and Our Revenue Forecast ... substantial new revenues

and/or cost and project reductions will be required



Investment Category #1 TOTAL COSTS

Bringing Existing Deficient Infrastructure up to Standards - \$1.0 billion

Investment Category #2

Ongoing Infrastructure Depreciation/Replacement Costs - \$3.9 billion

Investment Category #3

Expanding Existing Infrastructure System to Support Growth - \$2.3 billion

Investment Category #4

Securing/Enhancing Existing Facilities to Improve Quality of Life - \$7.1 billion

TOTAL COST ESTIMATE \$14.3 billion

TOTAL REVENUE ESTIMATE FROM ALL SOURCES \$4.0 billion

COST/REVENUE GAP (\$10.3 billion)





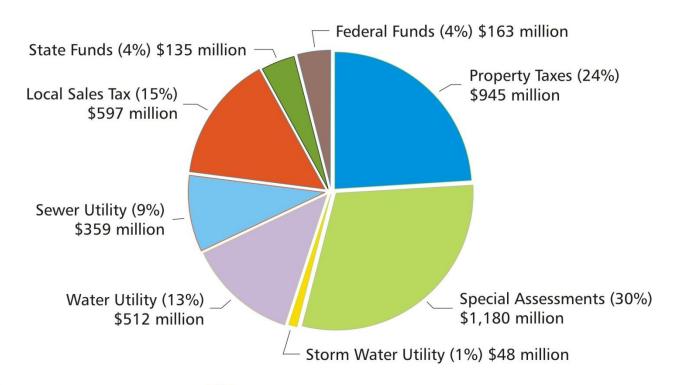
(Costs & revenues in 2011 dollars)



Trends & Challenges - 2013 to 2035

a framework by

City of Wichita Revenue Forecast, 2013-2035 (approx. \$4 billion)





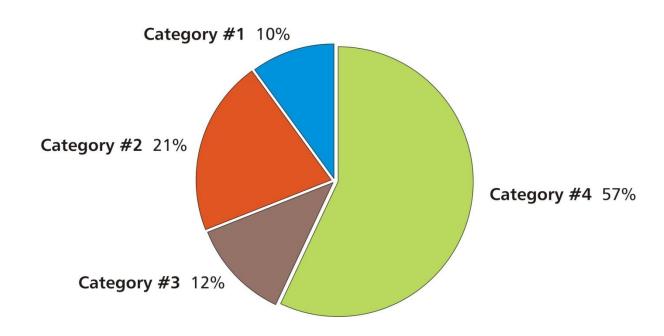




Trends & Challenges - 2013 to 2035

a framework of

% of Current 2013-2035 Cost/Revenue Gap by Investment Category (approx. \$10.3 billion)









What is the Planning Process?



Plan development will take about two more years:

Phase 1 Present and Future Community

Infrastructure Analysis - 2011, 2012

Phase 2 Future Community Investments

Priority-Setting and Scenario Development - 2013

Phase 3 Preferred Scenario & Draft Plan Development - 2014

Phase 4 Finalization and Adoption of Comprehensive

Plan - 2015

• 22 member Plan Steering Committee appointed to help develop the Plan (since November 2012)







Plan Development - Principles and Challenge



Community Investment Plan Guiding Principles -

- Maximizing the return on every public dollar invested in public infrastructure and facilities
- 2. Minimizing the economic, health, safety and environmental risks to our community when making those investments

The Community Investment Plan Challenge -

- Determining 'how best' to grow, 'how much' to invest, and 'where best' to make those infrastructure investments ... setting priorities
- Closing the gap between the cost of our future infrastructure needs & wants and our forecasted revenues ... substantial new revenues and/or cost reductions (project elimination, deferral or scope change) will be required

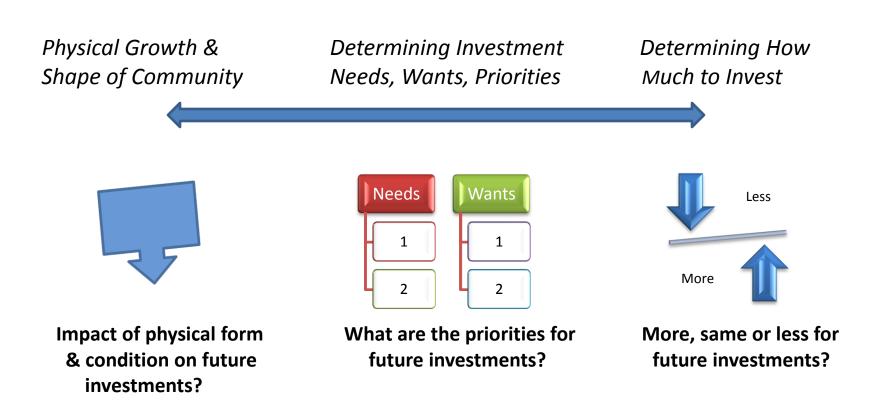








Community Investment Plan Development - Key Interrelated Elements



Plan Development - Scenarios



Purpose of the Scenarios

- To illustrate a range of possible Wichita 2035 future *community growth patterns* and *infrastructure investment options*
- To have a community discussion on 'how best' to grow, 'how much' to invest, and 'where best' to invest public resources in our community.
- Based upon that discussion, a <u>preferred</u> Wichita 2035 future community growth pattern and infrastructure investment strategy will be developed by the Steering Committee.
- Forms the basis for developing policies of the new comprehensive plan.







Plan Development - Scenarios



The Plan Steering Committee helped develop three Wichita 2035 growth & community investment scenarios:

Scenario #1 - Current Trends

Scenario #2 - Constrained Suburban Growth

Scenario #3 - Suburban and Infill Growth Mix

(see Scenario Summary Sheet handouts)

All scenarios reflect:

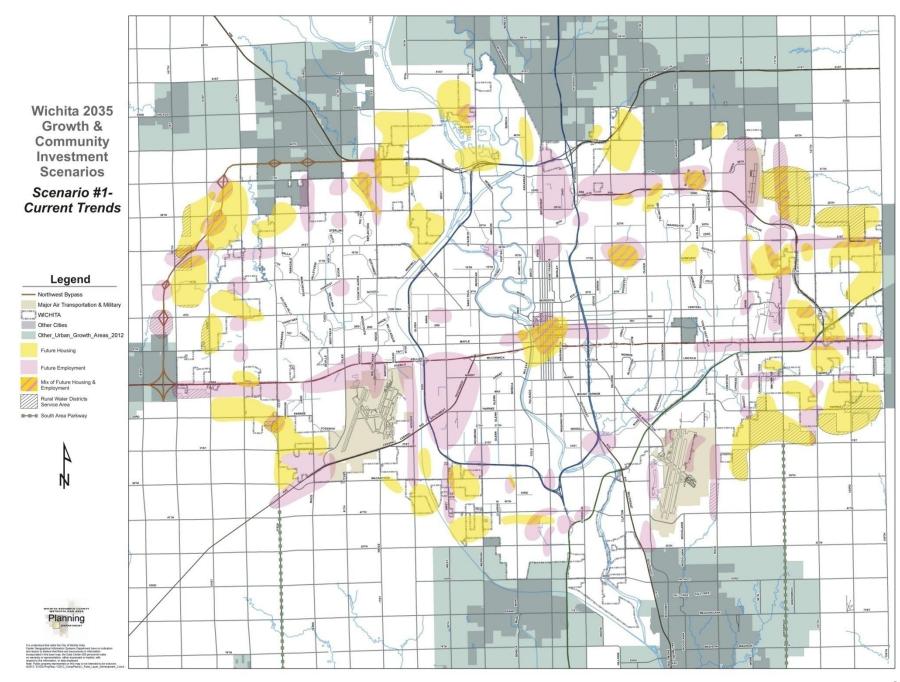
Future Wichita Job & Housing Growth Forecast - 2012 to 2035

- 64,000 additional people 2035 total population of 448,000 (growth rate of 0.8% per year)
- **49,900** *additional dwelling units* total of **205,000** dwelling units by 2035 (overall city average of **2.25** people/dwelling unit by 2035)
- **31,200** additional jobs total of **224,400** jobs by 2035 (new job growth rate of **0.87%** per year)









Plan Development - Scenario Highlights

Scenario #1 - Current Trends

Major Infrastructure Projects Proposed (over \$100 million)

Supporting New Growth (Category #3):

- 403 miles of new local streets and water, sewer & stormwater lines
- 42 miles of new arterial streets, water and sewer mains
- 7.1 mg/day capacity upgrades to sewer treatment facilities

Securing/Enhancing Existing Quality of Life (Category #4):

- Long-term water supply
- Wastewater treatment plant nutrient removal
- Sewer back-up mitigation
- Stormwater improvements
- Existing park enhancements
- Crystal Prairie Lake regional park
- Convention Center and Century II enhancement
- Kellogg east/west expansion and I-235/I-135/K-254 intersection improvements
- NW Bypass design/construction
- South Area Parkway bypass route design/construction
- Elevated rail corridor improvements
 - Arterial street capacity enhancements









Plan Development - Scenario Highlights

Scenario #1 - Current Trends

Infrastructure Investment Gap

Bringing Existing Deficient Infrastructure up to Standards -

(additional \$45-55 million needed annually)

Investment Category #2

Investment Category #1

Ongoing Infrastructure Depreciation/Replacement Costs -

(\$180 million needed annually; currently investing approx. \$78 million annually)

Investment Category #3

Expanding Existing Infrastructure System to Support Growth -

Investment Category #4

Securing/Enhancing Existing Facilities to Improve Quality of Life - \$7.1 billion cost est.

\$1.2 billion revenue allocation

\$5.9 billion gap

Total Cost Estimates

Total Revenue Estimates

Cost/Revenue Gap

\$4.0 billion

(\$10.3 billion)







2013-2035

\$1.0 billion cost est.

\$0 revenue allocation

\$1.0 billion gap

\$3.9 billion cost est.

\$1.7 billion revenue allocation

\$2.2 billion gap

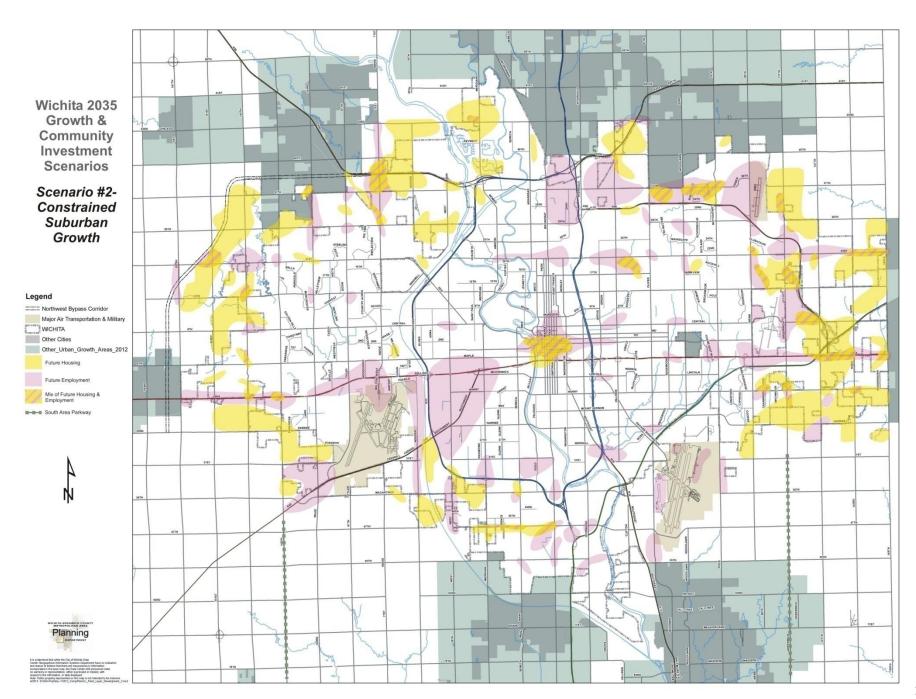
\$2.3 billion cost est.

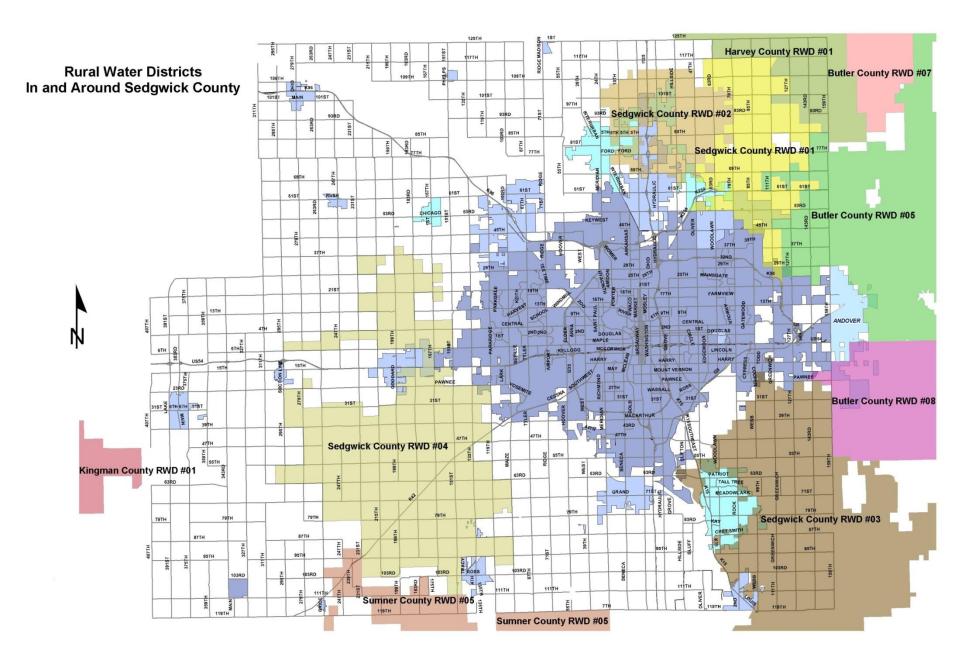
\$1.1 billion revenue allocation

\$1.2 billion gap





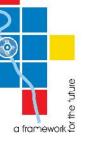




Plan Development - Scenario Highlights

Scenario #2 - Constrained Suburban Growth

Differences from Current Trends Scenario - Major Proposed Infrastructure Projects (over \$100 million)



Supporting New Growth (Category #3):

• 30 miles rather than 42 miles of new arterial streets, water and sewer mains

Securing/Enhancing Existing Quality of Life (Category #4):

Construction of NW Bypass deferred beyond 2035







Plan Development - Scenario Highlights

Scenario #2 - Constrained Suburban Growth

Infrastructure Investment Gap

Bringing Existing Deficient Infrastructure up to Standards -

(additional \$45-55 million needed annually)

Investment Category #2

Investment Category #1

Ongoing Infrastructure Depreciation/Replacement Costs -

(\$180 million needed annually; currently investing approx. \$78 million annually)

Investment Category #3

Expanding Existing Infrastructure System to Support Growth -

Investment Category #4

Securing/Enhancing Existing Facilities to Improve Quality of Life - \$6.4 billion cost est.

\$1.2 billion revenue allocation

\$5.2 billion gap

Total Cost Estimates

Total Revenue Estimates

Cost/Revenue Gap

\$13.4 billion

\$3.9 billion

(\$9.5 billion)







2013-2035

\$1.0 billion cost est. \$0 revenue allocation

\$1.0 billion gap

\$3.9 billion cost est.

\$1.7 billion revenue allocation

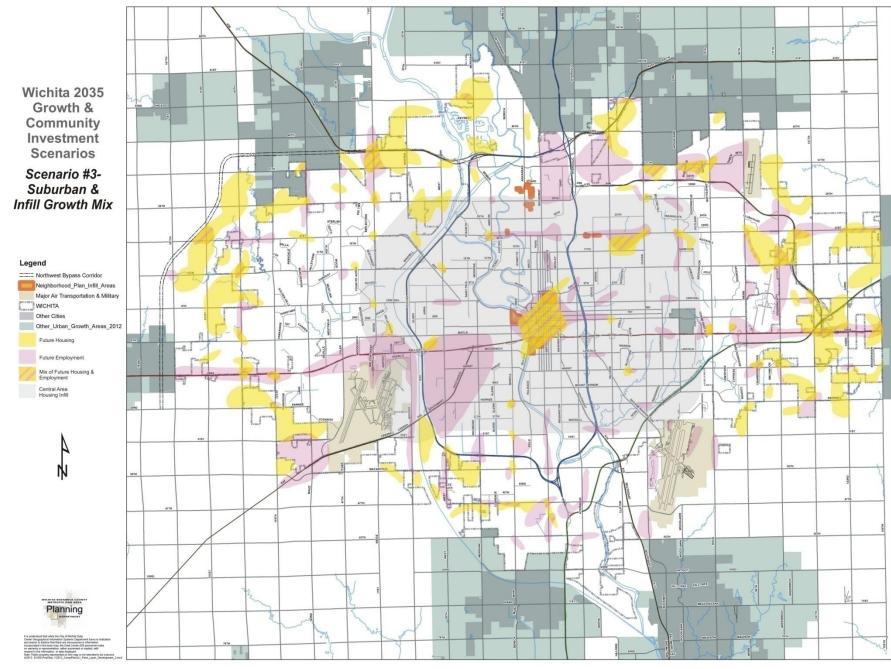
\$2.2 billion gap

\$2.1 billion cost est.

\$1.0 billion revenue allocation

\$1.1 billion gap





Plan Development - Scenario Highlights

Scenario #3 - Suburban and Infill Growth Mix

Differences from Current Trends Scenario - Major Proposed Infrastructure Projects (over \$100 million)



Maintenance/Replacement of Existing Assets (Category #2):

Increased investment to cover existing infrastructure depreciation/replacement costs

Supporting New Growth (Category #3):

- 369 miles rather than 403 miles of new local streets and water, sewer & stormwater lines
- 26 miles rather than 42 miles of new arterial streets, water and sewer main

Securing/Enhancing Existing Quality of Life (Category #4):

- Construction of NW Bypass deferred beyond 2035
- Wichita Transit service enhancements and system improvements (Vision Proposal 2013)
- South Area Parkway bypass improvements deferred beyond 2035

This scenario creates the least amount of new infrastructure to maintain and replace in the future







Plan Development - Scenario Highlights

Scenario #3 - Suburban and Infill Growth Mix

Infrastructure Investment Gap

Investment Category #1

Bringing Existing Deficient Infrastructure up to Standards -

(additional \$45-55 million needed annually)

Investment Category #2

Ongoing Infrastructure Depreciation/Replacement Costs -

(\$180 million needed annually; currently investing approx. \$78 million annually; proposes an

additional \$18 million annually)

Investment Category #3

Expanding Existing Infrastructure System to Support Growth -

Investment Category #4

Securing/Enhancing Existing Facilities to Improve Quality of Life - \$6.1 billion cost est.

\$0.8 billion revenue allocation

\$5.3 billion gap

Total Cost Estimates

Total Revenue Estimates

Cost/Revenue Gap

(\$9.2 billion)







2013-2035

\$1.0 billion cost est. \$0 revenue allocation

\$1.0 billion gap

\$3.9 billion cost est.

\$2.1 billion revenue allocation

\$1.8 billion gap

\$2.0 billion cost est.

\$0.9 billion revenue allocation

\$1.1 billion gap



Plan Development - Scenario Highlights



"The Elephant in the Room"

- \$9-10 billion cost/revenue gap over the next 20 years associated with each growth and investment scenario
- \$5-6 billion cost/revenue gap specifically in *Investment Category #4* Securing/enhancing existing facilities to improve community quality of life
- Different scenario growth patterns alone won't close the cost/revenue gap
- Combination of new revenues and/or cost reductions (project elimination, deferral or scope change) necessary
- Community discussion needed on 'how best' to grow, 'how much' to invest, and 'where best' to invest public resources in our community (closing the cost/revenue gap)







Community Engagement

ne Plan

Various opportunities for community involvement throughout the Plan development process:

- WSU community survey and ACT Wichita initiative (completed)
- District Advisory Boards
- Community-wide meetings & stakeholder group presentations
- Project Website sharing information and receiving feedback
- 'MindMixer' web-based discussion forum for idea generation/sharing
- City's Facebook







Community Meetings - April thru June 2014

Proposed community discussion on 'how best' to grow, 'how much' to invest and 'where best' to invest in our community Infrastructure



Discussion Formats:

- Community-wide 'Come and Go' Open Houses
- Community stakeholder group formal presentation and discussion

Informing the Community:

 Present trends/challenges and scenario information plus highlights from WSU survey and ACT ICT

Community Engagement Outcomes: (Open House format will utilize paper voting forms)

- 1. Keypad polling/ranking of each scenario's defining elements and how best to grow.
- Keypad polling/ranking of relative importance of long-term investment within the four general investment categories in furthering Wichita's future growth and prosperity.







In Summary - it's our community

- We have the responsibility to proactively *plan* for and *prioritize* our future public investments ... then *adapt* our plan to unforeseen challenges as they occur.
- The question is ... 'how best' to grow, 'how much' to invest, and 'where best' to invest public funds in our community infrastructure?
- The Plan is about defining future growth expectations for our community ... setting policies to guide our future public investments in infrastructure and facilities. The community dialogue will continue.

Thoughts, Questions or Comments?

For more information, go to the project website at www.communityinvestmentsplan.org





